

13.461 ACRES

Description of a tract of land situate Ohio Company Purchase, Town 5, Range 11, Section 3, Troy Township, Athens County, Ohio.

Being part of the lands deeded to:

Austin C. Ford, Linda G. Ford, Timothy W. Ford, and Linda G. Ford,
Official Record Book 568, pages 719-724.

Commencing at the southwest corner of Section 3,

Thence N68°30'57"E 4128.11 feet to an iron pin set at the point of beginning of the tract herein described;

- 1.) Thence N16°26'44"E 433.69 feet, (passing an iron pin capped Roush at 128.25 feet and passing an iron pin capped Roush at 276.29 feet) along a common boundary to Conley 253-165 to a one-inch diameter pipe found;
- 2.) Thence S88°55'25"E 972.92 feet, (passing an iron pin found capped Roush at 938.00 feet) along a common boundary to AC Properties 572-2548, and Stimmel 577-836 to a point in the center of Cliffside Road, Township Rd. 1337;
- 3.) Thence along a curve to the right having a radius of 1549.44 feet, and a curve length of 345.43 feet, and a chord bearing of N40°06'13"E with a chord distance of 344.71 feet to a point in the center of Township Road 1337;
- 4.) Thence N46°29'25"E 511.28 feet to a point in Township Road 1337;
- 5.) Thence S00°13'59"W 169.23 feet to a point at the low water mark of the Ohio River, (passing an iron pin found capped Roush at 28.46 feet);
- 6.) Thence S66°06'19"W 66.18 feet to a point at the low water mark of the Ohio River;
- 7.) Thence S54°23'30"W 84.55 feet to a point at the low water mark of the Ohio River;
- 8.) Thence S53°04'16"W 97.31 feet to a point at the low water mark of the Ohio River;
- 9.) Thence S43°36'22"W 120.50 feet to a point at the low water mark of the Ohio River ;
- 10.) Thence S42°53'53"W 95.31 feet to a point at the low water mark of the Ohio River;
- 11.) Thence S39°32'41"W 133.37 feet to a point at the low water mark of the Ohio River;
- 12.) Thence S35°35'53"W 165.94 feet to a point at the low water mark of the Ohio River;
- 13.) Thence S39°15'43"W 105.08 feet to a point at the low water mark of the Ohio River;
- 14.) Thence S41°09'59"W 126.66 feet to a point at the low water mark of the Ohio River;
- 15.) Thence S43°27'18"W 129.12 feet to a point at the low water mark of the Ohio River;
- 16.) Thence S38°25'44"W 114.92 feet to ap point at the low water mark of the Ohio River;
- 17.) Thence S35°35'36"W 112.32 feet to a point at the low water mark of the Ohio River;
- 18.) Thence S31°47'56"W 95.65 feet to a point at the low water mark of the Ohio River;
- 19.) Thence S31°30'00"W 115.10 feet to a point at the low water mark of the Ohio River;
- 20.) Thence N63°34'32"W 151.21 feet to a point in the center of Bowman Road, Township Rd. 174, (passing an iron pin found capped Roush at 20.35 feet) along a common boundary to Walter 572-871;
- 21.) Thence N44°44'28"W 181.33 feet to a point in the center of Township Rd. 174;

- 22.) Thence N66°01'28"W 66.90 feet to a point in the center of Township Rd. 174 at the northwest corner of Walter 572-871, (referencing an iron pin found capped Roush S26°58'27"W at 21.85 feet);
- 23.) Thence N81°46'03"W 28.63 feet over the lands of Ford 568-719 to a point in the center of Township Rd. 174;
- 24.) Thence N67°41'22"W 47.54 feet to a point in the center of Township Rd. 174;
- 25.) Thence N64°12'53"W 101.65 feet to a point in the center of Township Rd. 174;
- 26.) Thence N81°23'00"W 179.15 feet, (passing an iron pin set at 55.37 feet) to the point of beginning containing a total of 13.461 acres.

Plat of Survey is attached herewith and made a part thereof.


Subject to all easements, rights-of-way, and covenants and agreements of record.

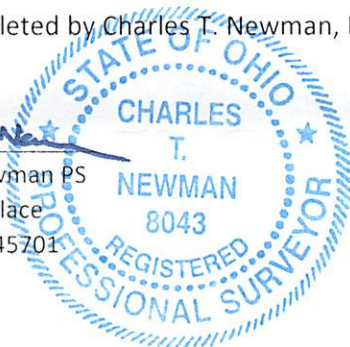
Subject to the US Army Corp. of Engineer's Ohio River rights.

Basis of bearings : South line of Section 3 as N89°28'39"E.


A True Meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on August 25, 2021.


Charles T. Newman PS
66 Elmwood Place
Athens, Ohio 45701



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 8/30/21

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

AUG 30 2021

Jill Thompson
Athens County Auditor

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413

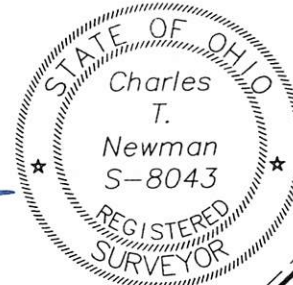
Plat of Survey of 13.461 Acres
Situating Ohio Company Purchase, Town 5, Range 11,
Section 3, Troy Township, Athens County, Ohio.
Being a part of the lands deeded to:
Austin C. Ford and Christina M. Ford and
Timothy W. Ford and Linda G. Ford
Official Record Book 568, pages 719-724.

Basis of Bearings:

Roush's Survey of the south line of Section 3 as N89° 28'39"E
A True Meridian has NOT been determined

Deeds and prior surveys used as noted on Plat.

Charles T. Newman
Charles T. Newman
Surveyed 8/25/2021



+28.46'
Stimmel
577-836

LINE TABLE		
LINE	BEARING	LENGTH
L2	N46°29'25"E	511.28'
L3	S00°13'59"W	169.23'
L4	S66°06'19"W	66.18'
L5	S54°23'30"W	84.55'
L6	S53°04'16"W	97.31'
L7	S43°36'22"W	120.50'
L8	S42°53'53"W	95.31'
L9	S39°32'41"W	133.37'
L10	S35°35'53"W	165.94'
L11	S39°15'43"W	105.08'
L12	S41°09'59"W	126.66'
L13	S43°27'18"W	129.12'
L14	S38°25'44"W	114.92'
L15	S35°35'36"W	112.32'
L16	S31°47'56"W	95.65'
L17	S31°30'00"W	115.10'
L18	N63°34'32"W	151.21'
L19	N44°44'28"W	181.33'
L20	N66°01'28"W	66.90'
L21	N81°46'03"W	28.63'
L22	N67°41'22"W	47.54'
L23	N64°12'53"W	101.65'
L24	N81°23'00"W	179.15'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *P. E. ...*
DATE: 8/30/21

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	1549.44'	345.43'	N40°06'13"E	344.71'

- One-Inch Diameter Pipe Found
- ▲ Iron Pin Found capped Roush
- Iron Pin Set capped NEWMAN

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

